

## WARRANTY DEED

003822

KNOW ALL MEN BY THESE PRESENTS, that SOLOMON SAVY and BRENDA SAVY in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by WILLIAM H. KIRK whose mailing address is 36 Franklin Street, Waterville, ME 04901

TRANSFER  
TAX  
PAID

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said WILLIAM H. KIRK, his heirs and assigns forever,

THE UNIT known and designated as Unit #5 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, Kennebec County, State of Maine, as shown on the condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, Architects/Engineers, entitled "Ridgewood East Townhouse Condominiums" dated November 18, 1986 and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101 at Page 308, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the unit (and the other units in the condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-87018, E-87019, and E-87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to the within Grantors by deed of FSD Associates, Inc., dated February 23, 1987 and recorded in the Kennebec County Registry of Deeds at Book 3110, Page 14.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said WILLIAM H. KIRK, his heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, his heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said WILLIAM H. KIRK, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said SOLOVOM SAVY and BRENDA SAVY, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 4th day of March, 1988.

Signed, Sealed and Delivered  
in presence of

*Robert D. Quinn*  
(to both)

*Solomon Savy*  
SOLOMON SAVY

*Brenda Savy*  
BRENDA SAVY

STATE OF MAINE  
County of Kennebec

March 4,, 1988

Then personally appeared the above named SOLOMON SAVY and BRENDA SAVY and acknowledged the foregoing instrument to be their free act and deed. Before me,

*Lisa A. Violette*  
Notary Public/~~Attorney at Law~~  
LISA A. VIOLETTE  
NOTARY PUBLIC, STATE OF MAINE  
EXPIRATION DATE: MARCH 1, 1992  
Lisa A. Violette

RECEIVED KENNEBEC SS.

1988 MAR -7 AM 9:00

ATTEST: *Robert D. Quinn*  
REGISTER OF DEEDS

